| 074.0 | 0005 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 761,100 / 761,100 |
| | | | | | USE VALUE: | 761,100 / 761,100 |
| | | | | | ASSESSED: | 761,100 / 761,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 134 | | RIDGE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | AZNAVOURIAN STEVEN E/TRUSTEE |
| Owner 2: | RIDGE STREET ARLINGTON TRUST |
| Owner 3: | |
| Street 1: | 90 WEBSTER ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | AZNAVOURIAN STEVEN E - |
| Owner 2: | - |
| Street 1: | 90 WEBSTER ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .223 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1608 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9700.000 | 263,400 | | 497,700 | 761,100 |
| Total Card | 0.223 | 263,400 | | 497,700 | 761,100 |
| Total Parcel | 0.223 | 263,400 | | 497,700 | 761,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.44 /Parcel: 473.44

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

**User Acct** 46836

**GIS Ref**

**GIS Ref**

**Insp Date** 10/05/18

!6207!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 074.0-0005-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 263,400 | 0 | 9,700. | 497,700 | 761,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 253,300 | 0 | 9,700. | 497,700 | 751,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 253,300 | 0 | 9,700. | 497,700 | 751,000 | 751,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 253,900 | 0 | 9,700. | 497,700 | 751,600 | 751,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 253,900 | 0 | 9,700. | 426,600 | 680,500 | 680,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 253,900 | 0 | 9,700. | 398,200 | 652,100 | 652,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 253,900 | 0 | 9,700. | 341,300 | 595,200 | 595,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 209,700 | 0 | 9,700. | 305,700 | 515,400 | 515,400 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 03:30:14 |

**LAST REV**

| Date | Time |
|---|---|
| 01/23/19 | 15:27:37 |
| apro | |

**PAT ACCT.** 6207

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| AZNAVOURIAN STE | 69385-74 | | 6/5/2017 | Convenience | 1 | No | No | | |
| AZNAVOURIAN AUD | 69385-70 | | 6/5/2017 | Estate/Div | | No | No | | |
| REALTY CONSTRUC | 9870-242 | | 8/16/1961 | | 26,000 | No | No | | Death Cert Vahan Aznavourian bk 12326 pg 589 |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 46836 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/18/2018 | 423 | Inter-De | 2,000 | C | | | | |
| 4/24/2017 | 470 | Redo Kit | 25,600 | C | | | | |
| 1/3/2008 | 4 | Re-Roof | 7,675 | | | G9 | GR FY09 | |
| 5/8/2002 | 342 | Wood Dec | 5,000 | C | | | | REBUILD WDK-SAME S |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/5/2018 | MEAS&NOTICE | BS | Barbara S |
| 2/18/2009 | Meas/Inspect | 163 | PATRIOT |
| 10/24/2000 | Hearing N/C | 201 | PATRIOT |
| 11/18/1999 | Inspected | 267 | PATRIOT |
| 11/5/1999 | Mailer Sent | | |
| 10/14/1999 | Measured | 263 | PATRIOT |
| 7/27/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9700 | | Sq. Ft. | Site | | 0 | 70. | 0.73 | 4 | | | | | | | | | 497,700 | | | | | | 497,700 | |

| Total AC/HA: | 0.22268 | Total SF/SM: | 9700 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 497,700 | Spl Credit | | Total: | 497,700 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 21 - Split Level | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 26 - Wood | 2 | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1960 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.01504993 |
| Adj $ / SQ: | 137.032 |
| Other Features: | 79065 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 381668 |
| Depreciation: | 118317 |
| Depreciated Total: | 263351 |

## COMMENTS

WATER PROBLEM IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

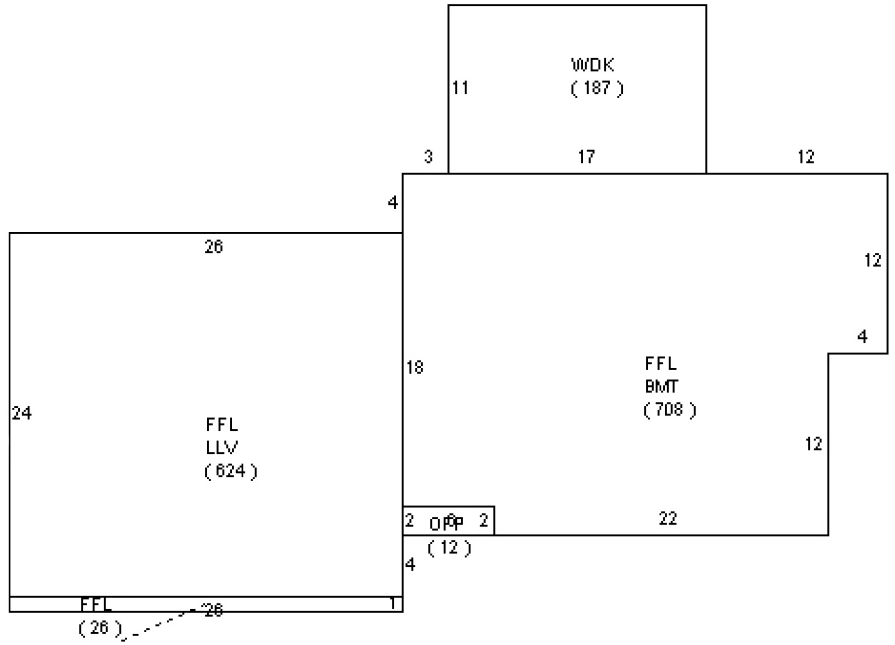
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 150.73 |
| Special Features: | 0 | Val/Su Net: | 91.17 |
| Final Total: | 263400 | Val/Su SzAd | 193.96 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,358 | 137.030 | 186,089 |
| BMT | Basement | 708 | 41.110 | 29,106 |
| LLV | Lower Level | 624 | 80.160 | 50,022 |
| WDK | Deck | 187 | 11.520 | 2,154 |
| OFP | Open Porch | 12 | 44.660 | 536 |

| Net Sketched Area: | 2,889 | Total: | 267,907 |
|---|---|---|---|

| Size Ad | 1358 | Gross Area | 2889 | FinArea | 1608 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 40 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

074.0-0005-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01 | FOUNDATION | D | Y | 1 | | AV | A | 1985 | 0.00 | T | 0 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|